

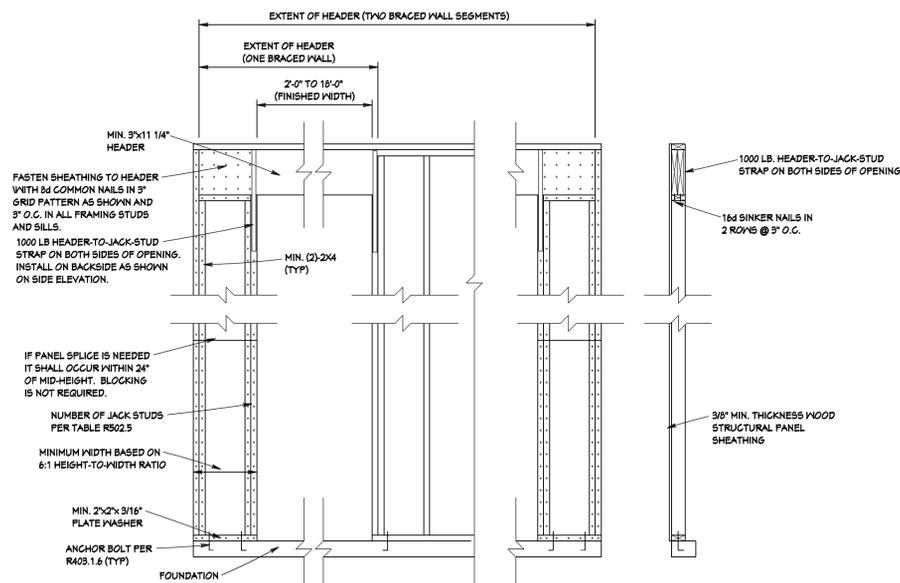
LIGHT & VENTILATION SCHEDULE							
ROOM	ROOM AREA	WINDOW TYPE	LIGHT AREA REQ.	VENT AREA REQ.	ACTUAL LIGHT AREA	ACTUAL VENT AREA	TEMPERED
GREAT ROOM / KITCHEN CASUAL DINING	611.00 S.F.	PATIO DOOR	48.88 S.F.	24.44 S.F.	PATIO DR. + ARTIFICIAL	PATIO DR. + MECH.	
BEDROOM #1	225.62 S.F.	PATIO DR. (2)-3624TR	18.04 S.F.	9.02 S.F.	PATIO DR. + ARTIFICIAL	PATIO DR. + MECH.	PATIO DOOR
BATH #1	46.40 S.F.	3624-2TR+3024TR	7.71 S.F.	3.85 S.F.	TRANSOM + ARTIFICIAL	MECH.	
LAUNDRY	54.16 S.F.	3048	4.73 S.F.	2.36 S.F.			
MESSY KITCHEN	47.66 S.F.		3.81 S.F.	1.90 S.F.			
BEDROOM #2	136.88 S.F.	3612-2+3612	11.11 S.F.	5.55 S.F.	42.21 S.F.	20.46 S.F.	6.82 S.F.
BATH #2	62.30 S.F.		4.98 S.F.	2.49 S.F.	ARTIFICIAL	MECH.	
LOFT	237.44 S.F.	3666	18.99 S.F.	9.49 S.F.	12.76 S.F. + ARTIFICIAL	6.16 S.F. + MECH.	
BEDROOM #3	219.87 S.F.	3648 CASEMENT	17.10 S.F.	8.55 S.F.	11.50 S.F. + ARTIFICIAL	8.89 S.F. + MECH.	5.74 S.F.
BATH #3	68.49 S.F.		5.47 S.F.	2.73 S.F.	ARTIFICIAL	MECH.	

ROOF ATTIC VENTILATION	
SQ.FT. ATTIC SPACE	2491.88 SQ.FT.
SQ.IN. VENTILATION REQ'D.	1432.00 SQ.IN.
SQ.IN. VENTILATION SUPPLIED	2478.00 SQ. IN.
56 LIN. FT. OF RIDGE VENT @ 18.00 SQ. IN./LIN. FT. = 1008.00 SQ.IN.	
35-16x6 SOFFIT VENTS @ 42.00 SQ. IN. EACH = 1470.00 SQ.IN.	

ARTIFICIAL LIGHT AND MECHANICAL VENTILATION TO COMPLY WITH 2013 RCO SECTION 303.



11309 Smoke Tree - Model Residence
Lot #620 Canby Court - Elevation "B"
"Barrington"



"APA" NARROW WALL BRACING DETAIL
NO SCALE

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA (2013 RCO TABLE 301.2 (1))

GROUND SNOW LOAD	WIND DESIGN		SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP.	ICE SHIELD UNDERLAMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ACTUAL TEMP.
	SPEED	TOPOGRAPHIC EFFECTS		WEATHERING	FROST DEPTH	TERMITE					
20	90 MPH	NO	A	SEVERE	36"	MODERATE TO HEAVY	5 DEG. F	YES	A. 7/16/74 B. 4/22/91	1500	50.1 DEG. F

CODE NOTES

- THE GARAGE SHALL BE COMPLETELY SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY MEANS OF A (1) ONE HOUR FIRE-RATED WALLS AND CEILING.
- WHEN THE BASEMENT STAIR IS ENCLOSED AND THE UNDERSIDE IS ACCESSIBLE FOR STORAGE, THEN THE BOTTOM OF THE STAIR STRINGER SHALL BE FIRESTOPPED AND THE UNDERSIDE MUST BE COMPLETELY DRYWALLED.
- HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRS WITH 3 OR MORE RISERS. HANDRAILS WILL BE MEASURED BETWEEN 34 TO 38 INCHES VERTICALLY FROM THE NOSING OF THE TREADS. THE HANDRIP PORTION SHALL NOT BE MORE THAN 2 1/2" IN CROSS SECTION DIMENSION OR AN APPROPRIATE SHAPE WHICH SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE. THE HANDRIP PORTION OF HANDRAILS SHALL HAVE A SMOOTH SURFACE WITH NO SHARP EDGES.
- PORCHES, BALCONIES OR RAISED FLOORS LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE SHALL HAVE GUARDRAILS NOT LESS THAN 36" HIGH. OPEN STAIRS WITH A RISE OF MORE THAN 30" SHALL HAVE GUARDRAILS NOT LESS THAN 34" HIGH. DISTANCE BETWEEN BALUSTERS TO BE LESS THAN 4".
- SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, AREA OUTSIDE AND ADJACENT WITHIN 15 FEET TO SLEEPING AREA ON EACH STORY INCLUDING BASEMENT AND CELLARS AND ALL DETECTORS SHALL BE INTERCONNECTED. REQUIRED SMOKE DETECTORS PRIMARY POWER SHALL BE FROM THE BUILDING WIRING AND WHEN THE PRIMARY POWER IS INTERRUPTED, SHALL RECEIVE POWER FROM A BATTERY. ROOMS WITH SLOPED CEILING THAT MUST HAVE SMOKE DETECTORS INSTALLED, THE LOCATION OF THE SMOKE DETECTOR SHALL BE 3 FEET HORIZONTALLY FROM THE CEILING HIGHEST POINT.
- THE GRADE AWAY FROM FOUNDATION WALLS SHALL FALL A MIN. 6" WITHIN THE FIRST 10'.
- CONCRETE SLABS IN BASEMENT SHALL BE 2500 PSI AND GARAGE SHALL BE 3500 PSI, AND BOTH SHALL BE AIR ENTRAINED CONCRETE WITH VAPOR BARRIER OVER BASE COURSE IN ACCORDANCE WITH CABO TABLE 402.2. ALL CONCRETE SLABS ON GRADE WITH HABITABLE SPACES SHALL HAVE A VAPOR BARRIER OVER THE BASE COURSE.
- ANCHOR BOLTS MUST BE IMBEDDED 15" INTO CONCRETE BLOCK AND IMBEDDED 1" INTO POURED CONCRETE. BOLTS SHALL BE SPACED 6" ON CENTER, 12" FROM CORNERS. ANCHOR STRAPS MUST BE INSTALLED PER MANUFACTURER'S SPECS.
- 2x BLOCKING EQUAL TO THE JOIST DEPTH TO BE INSTALLED AT 24" O.C. BETWEEN THE BAND AND FIRST JOIST WHICH IS PARALLEL TO THE FOUNDATION WALL. BLOCKING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING.
- UNDERFLOOR SPACES SHALL BE PROVIDED WITH 1 CFM OF AIR EXCHANGE PER EVERY 50 SQ. FT. OF CRAWLSPACE WHEN INSULATING THE CRAWLSPACE WALLS. EXTERIOR WALL VENTS MUST BE INSTALLED PER CABO AND ONLY WHEN INSULATING FLOOR JOISTS.
- JOISTS UNDER PARALLEL BEARING PARTITIONS SHALL BE DOUBLED OR A BEAM OF ADEQUATE SIZE TO SUPPORT THE LOAD SHALL BE PROVIDED.
- ENDS OF JOIST, BEAM OR GIRDER TO BEAR 1 1/2" OR GREATER ON WOOD OR METAL AND TO BEAR 3" OR GREATER ON MASONRY.
- FIRESTOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERT. AND HORIZ.) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND THE ROOF.
- MAINTAIN A MIN. 2" AIR SPACE BETWEEN CHIMNEY AND THE INTERIOR AND MAINTAIN A MIN. OF 1" SPACE BETWEEN THE CHIMNEY AND THE EXTERIOR.
- CHIMNEYS ARE TO EXTEND TO 2'-0" OR GREATER ABOVE HIGHEST PORTION OF THE BUILDING WITHIN 10'-0" AND SHALL BE 3'-0" OR GREATER ABOVE ITS ROOF PENETRATION.
- FACTORY BUILT FIREPLACES SHALL COMPLY WITH LISTINGS AND SPECIFICATIONS OF MANUFACTURER AND/OR THE LATEST EDITION OF NFPA 211.
- MASONRY AND FACTORY BUILT FIREPLACES SHALL BE EQUIPPED WITH AN EXTERIOR AIR SUPPLY TO ASSURE PROPER FUEL COMBUSTION.
- INSULATION AND FACINGS EXPOSED IN ATTIC, DWELLING UNIT OR CRAWL SPACES SHALL HAVE A FLAME SPREAD RATING NOT TO EXCEED 25 AND SMOKE DEVELOPED FACTOR NOT TO EXCEED 450.
- IN ALL FRAME WALLS AND FLOORS, AND CEILING, NOT VENTILATED TO ALLOW MOISTURE TO ESCAPE, AN APPROVED VAPOR RETARDER HAVING A MAXIMUM PERM RATING OF 1.0, SHALL BE INSTALLED ON THE WARM-IN-WINTER SIDE OF THE THERMAL INSULATION.
- 18" CLEARANCE SHALL BE MAINTAINED BELOW FLOOR JOISTS OVER EXPOSED EARTH IN CRAWL SPACE. VAPOR BARRIER MUST BE APPLIED OVER THE SOIL.
- PROVIDE ACCESS TO ALL SHUT OFFS, UNIONS AND CONNECTIONS.

GENERAL NOTES

- EXTERIOR DIMENSIONS ARE FROM OUT TO OUT OF SHEATHING.
- INTERIOR DIMENSIONS ARE FROM FACE TO FACE OF FRAMING.
- ALL INTERIOR PARTITIONS ARE 2x4 (3") UNLESS OTHERWISE NOTED.
- LIVE/DEAD LOADS

FOOTINGS	1500 PSF
FIRST FLOOR	50 PSF
SECOND FLOOR	50 PSF
ROOF W/CEILING	30 PSF
ROOF W/O CEILING	20 PSF
DECKS	50 PSF
- LUMBER GRADES UNLESS OTHERWISE SPECIFIED ALL WOOD FRAMING SHALL HAVE THE FOLLOWING MINIMUM VALUES:

(#2 SYP)	E = 1.4	Fb = 1504 (REPETITIVE)
UP TO 2x4		
(#2 SYP)	E = 1.4	Fb = 1308 (REPETITIVE)
2x6		Fb = 1208 (REPETITIVE)
2x8		Fb = 1101 (REPETITIVE)
2x10		Fb = 1006 (REPETITIVE)
(#2 SYP)	E = 1.6	Fb = 1125 (REPETITIVE)
UP TO 2x4		
(#2 SYP)	E = 1.6	Fb = 1440 (REPETITIVE)
2x6		Fb = 1330 (REPETITIVE)
2x8		Fb = 1208 (REPETITIVE)
2x10		Fb = 1120 (REPETITIVE)
2x12		
"LVL" LUMBER AS MANUFACTURED BY TRUSS-JOIST OR EQUAL	E = 1.9	Fb = 2600 Fc1 = 190 Fv = 225
- PROVIDE 1/16" OSB AT INSIDE AND OUTSIDE BUILDING CORNERS 4'-0" WIDE. TYPICAL FULL HEIGHT OF WALL W/8 @ 6" O.C. AT PANEL CORNERS & EDGES W/8 @ 12" O.C. AT INTERMEDIATE STUDS
- WINDOWS ARE VINYL SINGLE HUNG.
- PROVIDE DOUBLE STUDS AT ALL LINTEL AND WOOD BEAM BEARINGS UNLESS NOTED OTHERWISE.
- ALL MULTIPLE STUDS AT BEAM BEARING MUST BE #2 SYP OR BETTER. NAIL TOGETHER WITH 10d @ 12" O.C.
- PROVIDE SOLID BLOCKING BELOW ALL MULTIPLE STUDS.
- MULTIPLE MEMBER BEAMS - NAIL TOGETHER WITH 2 ROWS 10d @ 12" O.C.
- ALL FRAMING LUMBER #2 SYP OR BETTER EXCEPT ALL STUDS TO BE STUD GRADE LUMBER.
- NAILING BASED ON COMMON NAIL SIZE, INCREASE 25% IF CEMENT COATED SINKERS OR NAIL GUNS ARE USED.
- PROVIDE (2)-2x8 #2 SYP HEADERS AT EXTERIOR BEARING WALLS UNLESS NOTED OTHERWISE.
- PROVIDE 1x2 "X" BRIDGING @ MIDSPAN OF ALL FLOOR JOISTS.
- PROVIDE ROOF SHEATHING AT TRUSS TOP CHORD AT ALL LOCATIONS FOR LATERAL SUPPORT OF TRUSS.
- ALL LUMBER SHOULD BE GRADED AND MARKED WITH THE APPROPRIATE GRADE STAMP.

BUILDING AREAS

FIRST FLOOR	1440.22 SQ. FT.
SECOND FLOOR	731.25 SQ. FT.
GARAGE	448.33 SQ. FT.
FRONT PORCH	110.22 SQ. FT.
COVERED PORCH	235.11 SQ. FT.

BASE LIVING AREA = 2671.47 SQ. FT.

FOUNDATION NOTES

- ALL FOOTINGS ARE 14"x8" UNLESS OTHERWISE NOTED.
- MASONRY FIREPLACE FOOTINGS SHALL BE THICKENED TO 12" WITH 6" PROJECTION ON ALL SIDES.
- TO TIE POURED FOUNDATIONS OF DIFFERENT LEVELS, HOLD HIGH FOOTINGS BACK FROM LOWER EXCAVATIONS AND USE POURED LINTELS TO BRIDGE AND TIE.
- ELEVATIONS BEGIN AT TOP OF FOOTING. (F=0'-0")
- ALL CROSSHATCHED POURED CONCRETE WALLS TOP OUT AT 1/4"x3'-4" INCLUSIVE. ALL OTHER POURED CONCRETE WALLS TOP OUT AT ELEVATION SHOWN INCLUSIVE.
- ALL FOOTING DESIGNS BASED ON 1500 PSF SOIL BEARING.
- GRAVEL SPACE IS MECHANICALLY VENTILATED AT A RATE OF 1 CFM FOR EACH 50 SF OF FLOOR AREA.
- ALL METAL FASTENERS, CONNECTORS OR OTHER HARDWARE IN DIRECT CONTACT WITH ANY PRESERVATIVE TREATED LUMBER SHALL BE STAINLESS STEEL TYPE 304 OR TYPE 316 OR HAVE A GALVANIZED COATING THAT COMPLIES WITH THE ASTM A125 CONNECTORS OR A193 FASTENERS CLASS D STANDARDS FOR FASTENERS AND HARDWARE. THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL FOR COMPATIBILITY.

INDEX TO DRAWINGS

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5B	EXTERIOR ELEVATIONS - RIGHT SIDE
5C	EXTERIOR ELEVATIONS - REAR
5D	EXTERIOR ELEVATIONS - LEFT SIDE
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	HYAC PLANS
	ENGINEERED ROOF TRUSS LAYOUT PLAN
	SEALED TRUSS DRAWINGS
	EWP BEAM CALCULATIONS

No.	DATE	BY	REVISIONS

SCALE	Name	DRN.	CHK.	PLOT	PLOT	PLOT	PLOT

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REGISTERED ARCHITECT
LARRY EUGENE FOLK
10772

Larry Folk - License #10772
Expiration Date 12/31/2018

PRELIMINARY BIDDING CONSTRUCTION

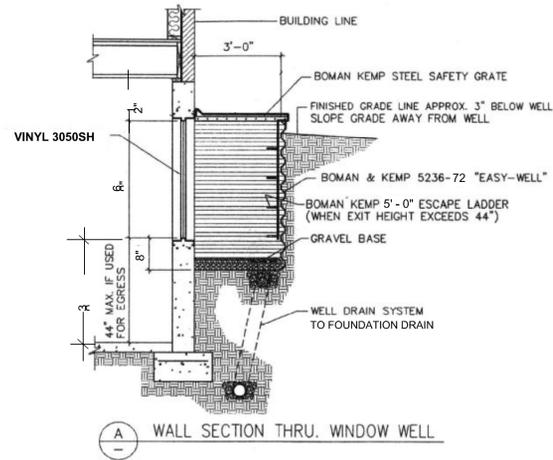
BOB WEBB
Barrington
11309 Smoke Tree
Lot 620 Canby Ct.
Model - Slab

Job No. Sheet No.
2018-107 1-A



BASEMENT WINDOW SYSTEMS
www.boman-kemp.com

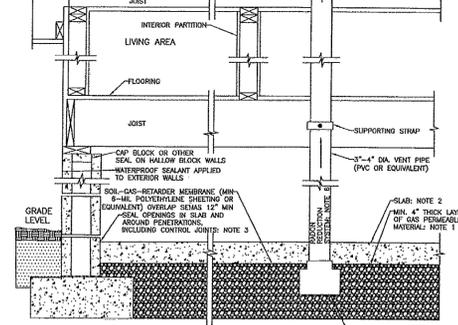
Vinyl Window



Vinyl Wdw.	R.O.	Clear Opng.	Vent Area FT ²
3050SH	35-3/4" x 59-3/4"	31-3/4" x 26"	5.73

NOTES:

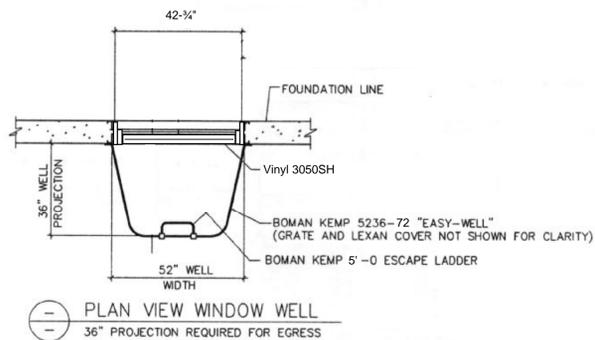
1. ALL CONCRETE SLABS THAT COME IN CONTACT WITH THE GROUND SHALL BE LAID OVER A GAS PERMEABLE MATERIAL MADE UP OF EITHER A MINIMUM 4" THICK UNIFORM LAYER OF CLEAN AGGREGATE, OR A MINIMUM 4" THICK UNIFORM LAYER OF SAND, OVERLAIN BY A LAYER OR STRIPS OF MANUFACTURED MATTING DESIGNED TO ALLOW THE LATERAL FLOW OF SOIL GASES.
2. ALL CONCRETE FLOOR SLABS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH LOCAL BUILDING CODES. ADDITIONAL REFS: AMERICAN CONCRETE INSTITUTE PUBLICATIONS, "AC1302.1R" AND "AC1332R", OR THE POST TENSIONING INSTITUTE MANUAL, "DESIGN AND CONSTRUCTION OF POST-TENSIONED SLABS ON GROUND".
3. ALL OPENINGS, GAPS AND JOINTS IN FLOOR AND WALL ASSEMBLIES IN CONTACT WITH SOIL OR GAPS AROUND PIPES, TOILETS, BATHTUBS OR DRAINS PENETRATING THESE ASSEMBLIES SHALL BE FILLED OR CLOSED WITH MATERIALS THAT PROVIDE A PERMANENT AIR-TIGHT SEAL. SEAL LARGE OPENINGS WITH NON-SHRINK MORTAR, GROUTS OR EXPANDING FOAM MATERIALS AND SMALLER GAPS WITH AN ELASTOMERIC JOINT SEALANT, AS DEFINED IN ASTM C920-87.
4. VENT PIPES SHALL BE INSTALLED SO THAT ANY RAINWATER OR CONDENSATION DRAINS DOWNWARD INTO THE GROUND BENEATH THE SLAB OR SOIL-GAS-RETARDER MEMBRANE.
5. CIRCUITS SHOULD BE A MINIMUM 15 AMP, 115 VOLT. PROVIDE LIGHT IN THE ATTIC.
6. LABEL RADON VENT PIPE WHERE VISIBLE.



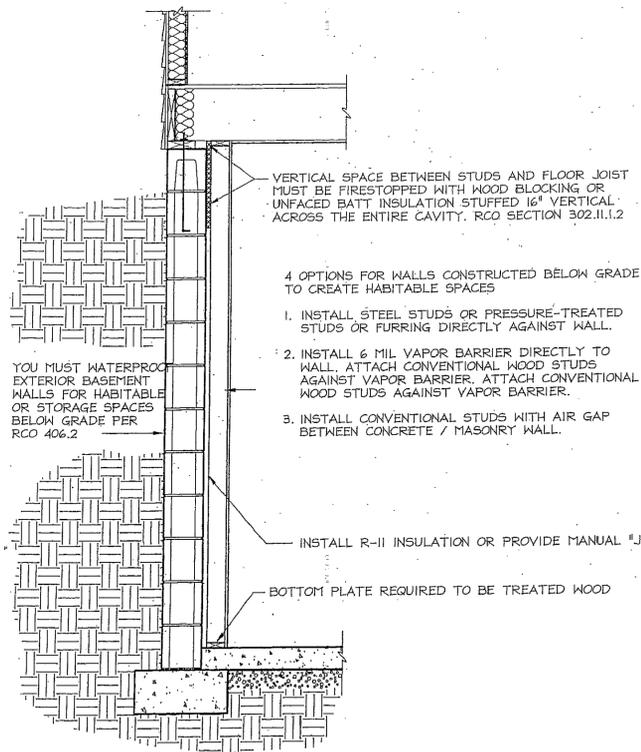
Passive Radon Installation



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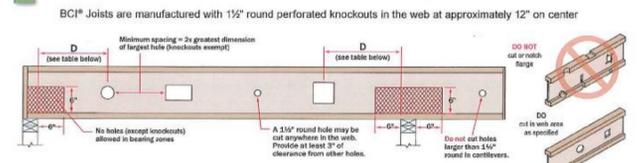


PLAN VIEW WINDOW WELL
36" PROJECTION REQUIRED FOR EGRESS



REQUIREMENTS FOR FINISHING BELOW-GRADE AREAS RCO 2013

BCI® Joist Hole Location & Sizing



Minimum distance from support, listed in table below, is required for all holes greater than 1 1/2"

		MINIMUM DISTANCE (D) FROM ANY SUPPORT TO THE CENTERLINE OF THE HOLE													
		2	3	4	5	6	6 1/2	7	8	8 1/2	9	10	11	12	13
Round Hole Diameter [in]	8	1'-0"	1'-1"	1'-6"	2'-1"	2'-9"	3'-1"	3'-5"							
	12	1'-0"	1'-2"	2'-2"	3'-2"	4'-2"	4'-8"	5'-2"							
Any 90° Joist	Span [ft]	8	10	12	14	16	18	20	22	24	26	28	30	32	34
	Rectangular Hole Side [in]	2	3	4	5	6	6 1/2	7	8	8 1/2	9	10	11	12	13
Round Hole Diameter [in]	8	1'-0"	1'-1"	1'-6"	1'-10"	2'-4"	2'-7"	2'-10"	3'-4"	3'-9"					
	12	1'-0"	1'-4"	2'-1"	2'-10"	3'-7"	3'-11"	4'-3"	5'-0"	5'-8"					
Any 110° Joist	Span [ft]	8	10	12	14	16	18	20	22	24	26	28	30	32	34
	Rectangular Hole Side [in]	2	3	4	5	6	6 1/2	7	8	8 1/2	9	10	11	12	13
Round Hole Diameter [in]	8	1'-0"	1'-1"	1'-2"	1'-3"	1'-6"	1'-10"	2'-4"	2'-10"	2'-11"	3'-4"	3'-6"			
	12	1'-0"	1'-1"	1'-3"	1'-10"	2'-6"	2'-10"	3'-1"	3'-6"	4'-3"	4'-4"	5'-0"	5'-2"		
Any 14° Joist	Span [ft]	8	10	12	14	16	18	20	22	24	26	28	30	32	34
	Rectangular Hole Side [in]	2	3	4	5	6	6 1/2	7	8	8 1/2	9	10	11	12	13
Round Hole Diameter [in]	8	1'-0"	1'-1"	1'-2"	1'-2"	1'-3"	1'-3"	1'-3"	1'-7"	1'-11"	2'-0"	2'-8"	2'-9"	3'-2"	3'-7"
	12	1'-0"	1'-1"	1'-2"	1'-2"	1'-3"	1'-6"	1'-10"	2'-5"	2'-11"	3'-0"	3'-7"	4'-2"	4'-8"	5'-4"
Any 16° Joist	Span [ft]	8	10	12	14	16	18	20	22	24	26	28	30	32	34
	Rectangular Hole Side [in]	2	3	4	5	6	6 1/2	7	8	8 1/2	9	10	11	12	13

Large Rectangular Holes in BCI® Joists

Hole size table based on maximum uniform load of 40 psf live load and 10 psf dead load, at maximum spacing of 24" on-center.

		Single Span Joist			Multiple Span Joist		
		Maximum Hole Size			Maximum Hole Size		
		Joist Depth	Simple Span	Multiple Span	Joist Depth	Simple Span	Multiple Span
9 1/2"	1/2" Max Hole Size on Chart for Joist Depth	8"	0' x 14"	0' x 12"	8"	0' x 14"	0' x 12"
		11 1/2"	8' x 16"	8' x 13"	11 1/2"	8' x 16"	8' x 16"
14"	1/2" Max Hole Size on Chart for Joist Depth	8"	0' x 18"	0' x 16"	14"	11' x 18"	10' x 16"
		11"	11' x 18"	12' x 16"	16"	11' x 18"	10' x 14"

Specifications

Tuff-N-Dry WaterProofing

Membrane Properties

Type	Polymer-enhanced asphalt liquid-applied membrane	
Colour	Black	
Solids	64% ± 3% (percent by weight)	
Density	8.2 ± .1 lbs/gal	
Application	Airless spray	
Application Temperature	Minimum -18°C (0°F)	
Application Thickness	60 mils (wet) ¹	
Cure Time	16-24 hrs (under normal conditions)	
Adhesion to Concrete (Psi, N/m)	Results: Exceeds	Method: ASTM C-836
Elongation	Results: >2000%	Method: ASTM D-412
Crack Bridging Ability	Results: Passes	Method: ASTM-C-836
Water Vapour Permeance	Results: <1 perm for 40-mil dry coating (grains/sq/ft)	Method: ASTM E-96 Wet Method
Liquid Water Absorption	Results: 0.3% [w]	Method: ASTM E-1228 ²
Resistance to Degradation in Soil	Results: Good	Method: ASTM E-154
Mould Growth and Bacterial Attack	Results: No Degradation	Methods: ASTM D-3273, ASTM D-3274
Resistance to Hydrostatic Head (ft of water)	Results: Could not generate hydrostatic pressure	Method: See ³

Board Properties

Type	WARM-N-DRI Foundation Board			TUFF-N-DRI Barrier Board		
Board Size	4' x 8'	4' x 4'		4' x 8'	4' x 4'	
Board Thickness	3/4"	1-3/16"	2-3/8"	3/4"	1-3/16"	2-3/8"
Drainage Ability <i>Hydraulic gradient of 1.0</i>	3/4"	1-3/16"	2-3/8"	3/4"	1-3/16"	2-3/8"
Gallons/Hour/Linear Foot ¹	>70	>110	>210	>50	>80	>160
Thermal Resistance						
Board Thickness	3/4"	1-3/16"	2-3/8"	3/4"	1-3/16"	2-3/8"
Resistance	R-3	R-5	R-10	R-3 ²	R-5 ²	R-10 ²



No.	DATE	BY	REVISIONS

SCALE	None	DRN.	LF	CHK	PLT	LF	PLT	PLT	PLT	PLT
		03.25.2018				03.25.2018				

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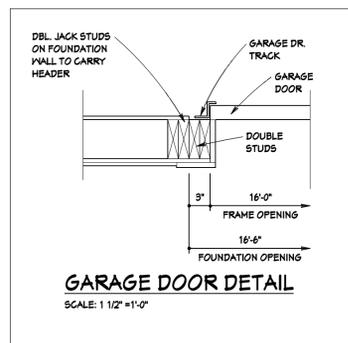
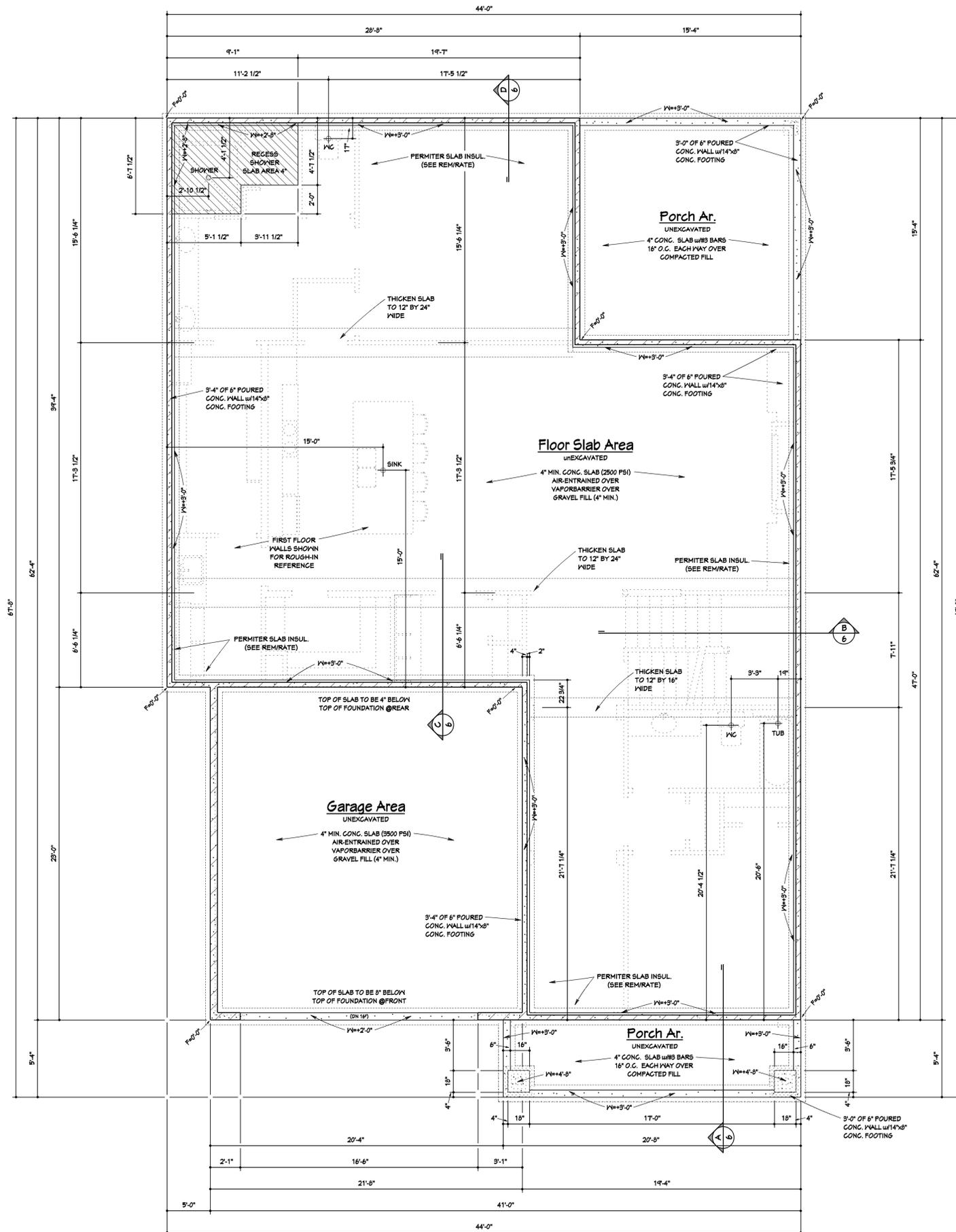
PRELIMINARY BIDDING CONSTRUCTION

BOB WEBB
Barrington
11309 Smoke Tree Lot 620 Canby Ct.
Model - Slab

Job No.	Sheet No.
2018-107	1-B

NOTE:
SEE SHEET No. 1 FOR
"FOUNDATION NOTES"

NOTE:
BUILDER TO VERIFY THAT ALL
STRUCTURAL LOADS TRANSFER
TO FOUNDATION.



No.	DATE	BY	REVISIONS

SCALE	1/4" = 1'-0"
DRN.	LF 03.25.2018
CHK.	LF 03.25.2018
PLOT	LF 03.25.2018
PLOT	
PLOT	
PLOT	

LEF Architects, LLC
Foundation Plan

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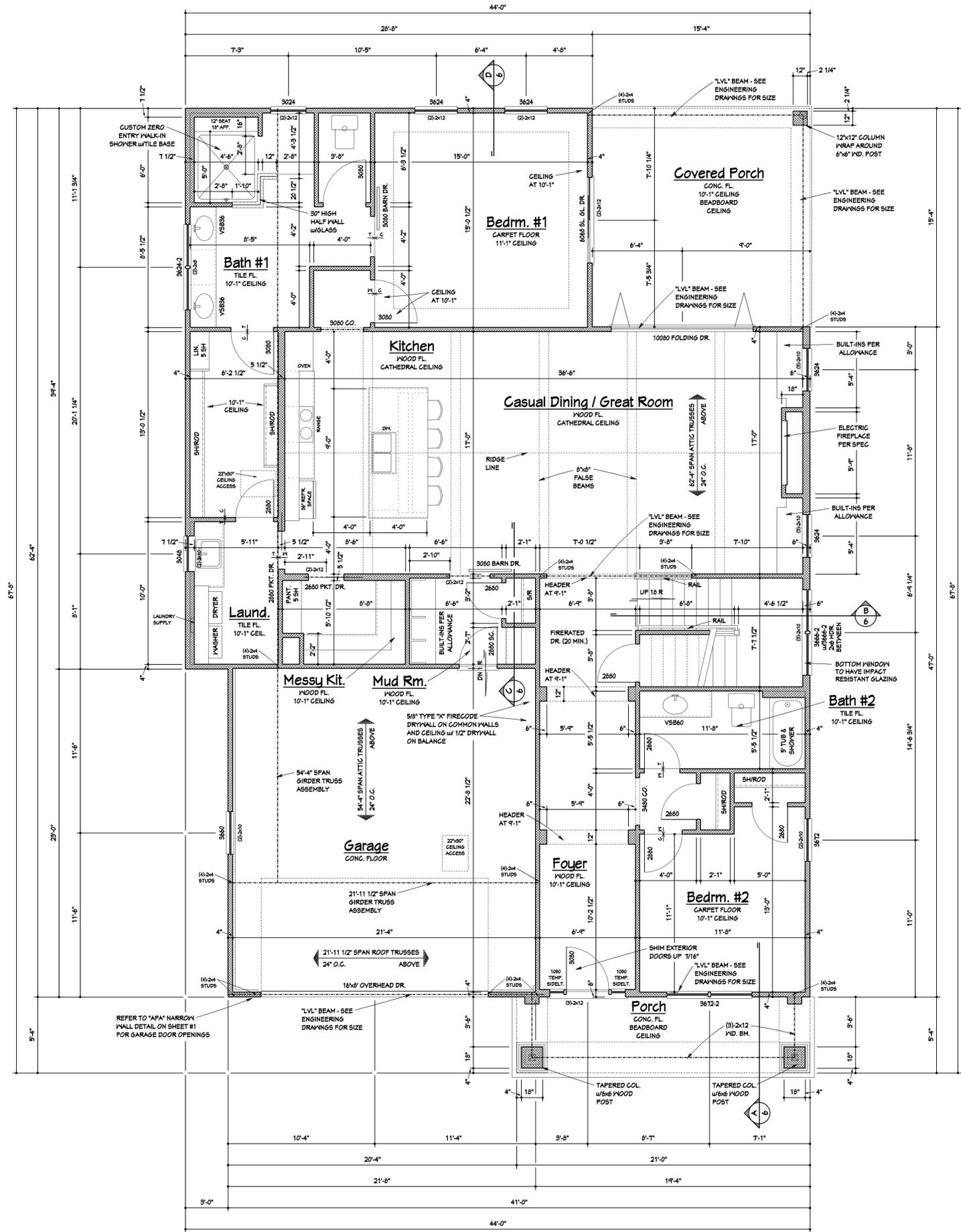
PRELIMINARY BIDDING CONSTRUCTION

BOB WEBB
Barrington
11309 Smoke Tree
Lot 620 Canby Ct.
Model - Slab

Job No.	Sheet No.
2018-107	2

NOTE:
SEE SHEET No. 1 FOR
"GENERAL NOTES"

NOTE:
BUILDER TO VERIFY THAT ALL
STRUCTURAL LOADS TRANSFER
TO FOUNDATION.



NOTE:
EXCEPT FOR STEEL BEAMS AND/OR
HEADERS THE STRUCTURAL ELEMENTS
SHOWN ON THESE DRAWINGS IS FOR
DESIGN INTENT ONLY.

REFER TO MANUFACTURER SUPPLIED
STRUCTURAL SHEETS FOR ALL JOISTS,
BEAMS, HEADERS, TRUSSES AND
RAFTERS FOR SIZES AND LOCATIONS.

NOTE:
THE EXTERIOR WALLS OF THIS STRUCTURE ARE CONTINUOUSLY
SHEATHED WITH 1/2" OSB TO COMP WITH THE BRACE
REQUIREMENTS USING METHOD GS-MSF. ANY
WALL AREAS THAT REQUIRE ALTERNATE BRACING METHODS
AND LABELED WITH SPECIFIC METHOD REQUIRED.
(SEE GARAGE NARROW WALL DETAIL ON SHEET #1)

THIS SHEATHING SHALL EXTEND AND BE ATTACHED TO THE SILL
AND CAP PLATES OF THE WALLS. THE MUD SILL PLATES SHALL BE ANCHORED
TO THE FOUNDATION WITH A MIN. OF 1/2" DIA. BOLTS SPACED NO MORE THAN
8'-0" O.C. OR 1/2" DIA EXPANSION BOLTS AT 48" O.C. THESE ANCHOR BOLTS
SHALL BE LOCATED BETWEEN 9" AND 12" FROM THE CORNERS AND ON EITHER
SIDE OF DOORS THAT HAVE A THRESHOLD BELOW THE SILL PLATE.

PER METHOD GS-MSF ALL HORIZONTAL JOINTS IN THE SHEATHING
WILL BE BLOCKED TO ACCOMMODATE THE CODE SPECIFIED
FASTENING REQUIREMENTS OF:

6" O.C. AT EDGES AND 12" O.C. IN THE INTERIOR OF THE
PANELS USING 8d COMMON NAILS

OR ALTERNATE METHOD OF
3" O.C. AT EDGES AND 6" O.C. IN THE INTERIOR OF THE
PANELS USING 16GA. 30" CROWN STAPLES, 1 5/8" LONG.

ANY TRUSS HEELS OVER 9 1/4" WILL HAVE OSB EXTENDED TO WITHIN
2" OF THE UNDERSIDE OF THE RAFTER TAIL AND FASTENED IN THE SAME
MANNER. TRUSS HEEL SHEATHING MUST SPAN ACROSS THE TOP
PLATE/TRUSS CONNECTION OR EXTEND DOWN THE WALL AT LEAST
24" AND THE SAME HORIZONTAL BLOCKING MUST BE PROVIDED
BETWEEN THE TRUSS FOR NAILING AS SPECIFIED ABOVE.

NO.	DATE	BY	REVISIONS

SCALE	1/4" = 1'-0"
DRN.	LF 03.25.2018
CHK.	LF 03.25.2018
PLOT	LF 03.25.2018

LEF Architects, LLC

First Floor Plan

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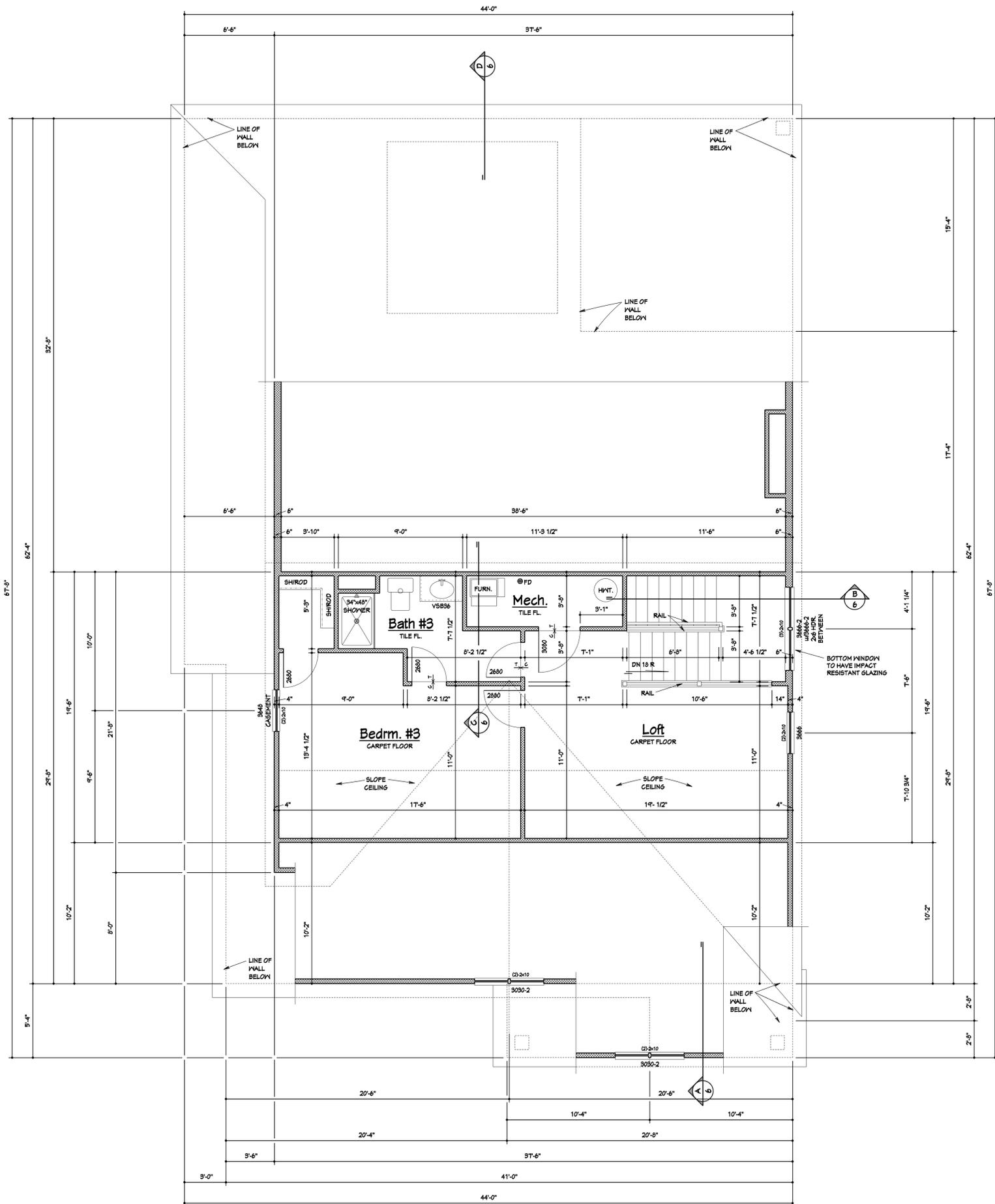
PRELIMINARY
BIDDING
CONSTRUCTION

BOB WEBB
Barrington
11309 Smoke Tree
Lot 620 Canby Ct.
Model - Slab

Job No. **2018-107** Sheet No. **3**

NOTE:
SEE SHEET No. 1 FOR
"GENERAL NOTES"

NOTE:
BUILDER TO VERIFY THAT ALL
STRUCTURAL LOADS TRANSFER
TO FOUNDATION.



NOTE:
EXCEPT FOR STEEL BEAMS AND/OR
HEADERS THE STRUCTURAL ELEMENTS
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REFER TO MANUFACTURER SUPPLIED
STRUCTURAL SHEETS FOR ALL JOISTS,
BEAMS, HEADERS, TRUSSES AND
RAFTERS FOR SIZES AND LOCATIONS.

NOTE:
THE EXTERIOR WALLS OF THIS STRUCTURE ARE CONTINUOUSLY
SHEATHED WITH 1/2" OSB TO COMP WITH THE BRACE
REQUIREMENTS USING METHOD GS-MSF. ANY
WALL AREAS THAT REQUIRE ALTERNATE BRACING METHODS
AND LABELED WITH SPECIFIC METHOD REQUIRED.
(SEE GARAGE NARROW WALL DETAIL ON SHEET #1)

THIS SHEATHING SHALL EXTEND AND BE ATTACHED TO THE SILL
AND CAP PLATES OF THE WALLS. THE MUD SILL PLATES SHALL BE ANCHORED
TO THE FOUNDATION WITH A MIN. OF 1/2" DIA. BOLTS SPACED NO MORE THAN
8'-0" O.C. OR 1/2" DIA EXPANSION BOLTS AT 48" O.C. THESE ANCHOR BOLTS
SHALL BE LOCATED BETWEEN 6" AND 12" FROM THE CORNERS AND ON EITHER
SIDE OF DOORS THAT HAVE A THRESHOLD BELOW THE SILL PLATE.

PER METHOD GS-MSF ALL HORIZONTAL JOINTS IN THE SHEATHING
WALL BE BLOCKED TO ACCOMMODATE THE CODE SPECIFIED
FASTENING REQUIREMENTS OF:
6" O.C. AT EDGES AND 12" O.C. IN THE INTERIOR OF THE
PANELS USING 8d COMMON NAILS

OR ALTERNATE METHOD OF
3" O.C. AT EDGES AND 6" O.C. IN THE INTERIOR OF THE
PANELS USING 16GA. 30" CROWN STAPLES, 1 5/8" LONG.

ANY TRUSS HEELS OVER 1 1/4" WILL HAVE OSB EXTENDED TO WITHIN
2" OF THE UNDERSIDE OF THE RAFTER TAIL AND FASTENED IN THE SAME
MANNER. TRUSS HEEL SHEATHING MUST SPAN ACROSS THE TOP
PLATE/TRUSS CONNECTION OR EXTEND DOWN THE WALL AT LEAST
24" AND THE SAME HORIZONTAL BLOCKING MUST BE PROVIDED
BETWEEN THE TRUSS FOR NAILING AS SPECIFIED ABOVE.

No.	DATE	BY	REVISIONS

SCALE 1/4" = 1'-0"	
DRN.	LF
CHK.	LF
PLOT	LF

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Second Floor Plan

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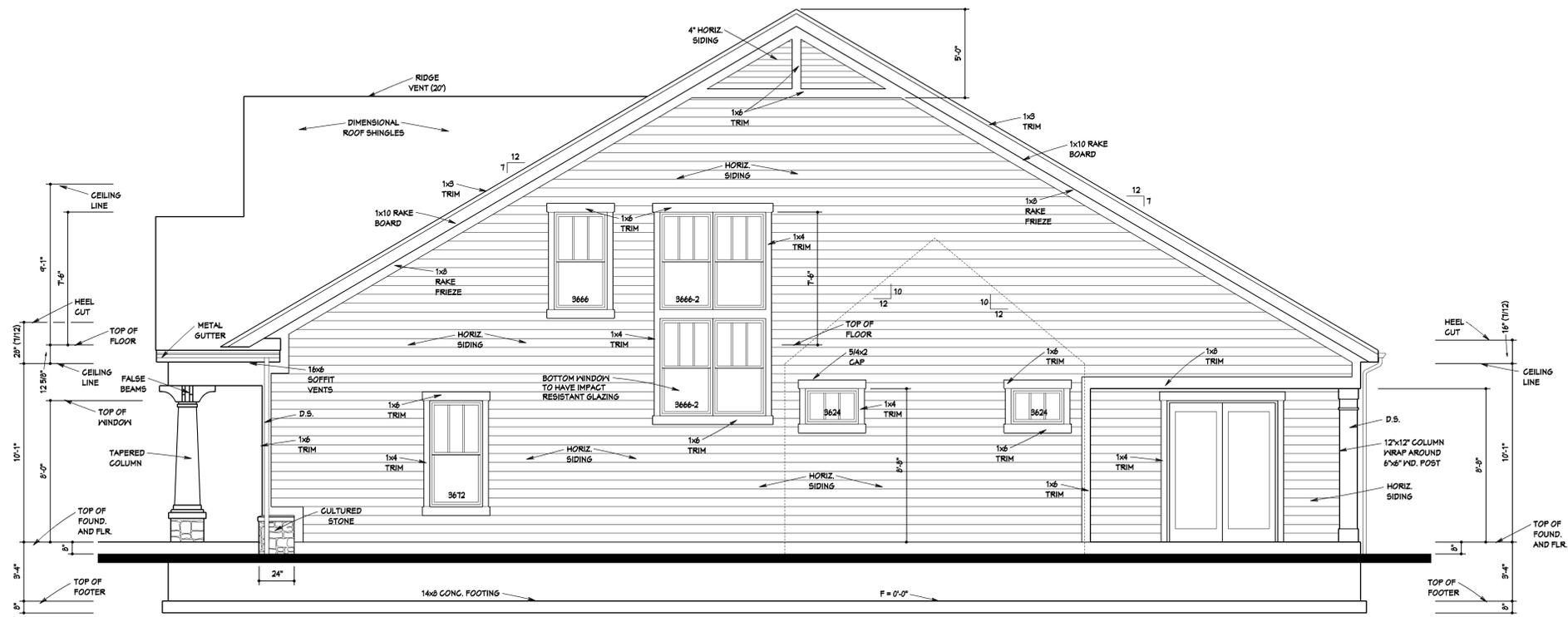


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PRELIMINARY BIDDING CONSTRUCTION

BOB WEBB
Barrington
11309 Smoke Tree
Lot 620 Canby Ct.
Model - Slab

Job No.	Sheet No.
2018-107	4



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

No.	DATE	BY	REVISIONS

SCALE 1/4" = 1'-0"	
DRN	LF 03.25.2018
CHK	LF 03.25.2018
PLOT	LF 03.25.2018
PLOT	
PLOT	
PLOT	

LEF Architects, LLC
Right Side Elevation

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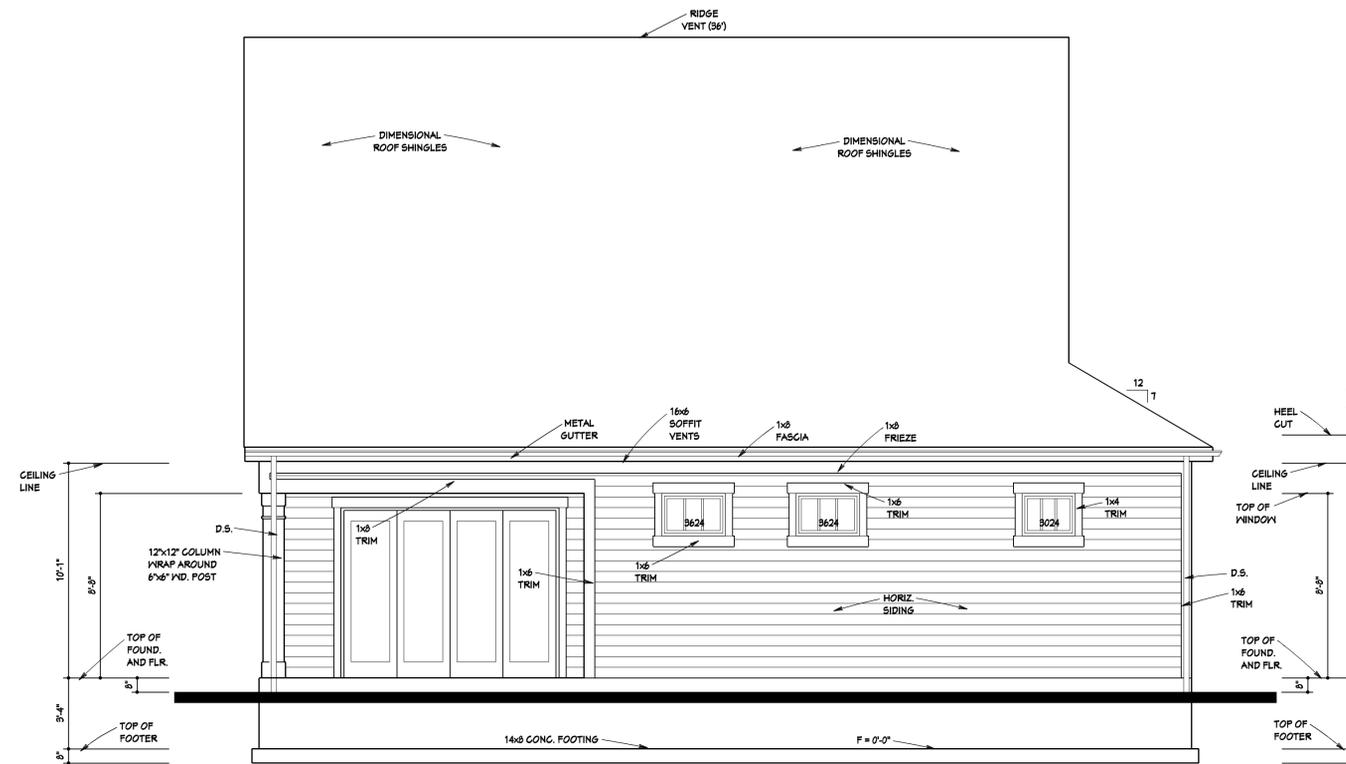


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Expiration Date 12/31/2018

PRELIMINARY
BIDDING
CONSTRUCTION

BOB WEBB
Barrington
11309 Smoke Tree
Lot 620 Canby Ct.
Model - Slab

Job No.	Sheet No.
2018-107	5-B



REAR ELEVATION
SCALE: 1/4" = 1'-0"

No.	DATE	BY	REVISIONS

SCALE 1/4" = 1'-0"	
DRN.	LF 03.25.2018
CHK.	LF 03.25.2018
PLOT	LF 03.25.2018
PLOT	
PLOT	
PLOT	

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Rear Elevation

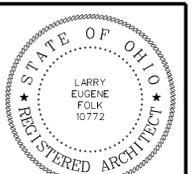
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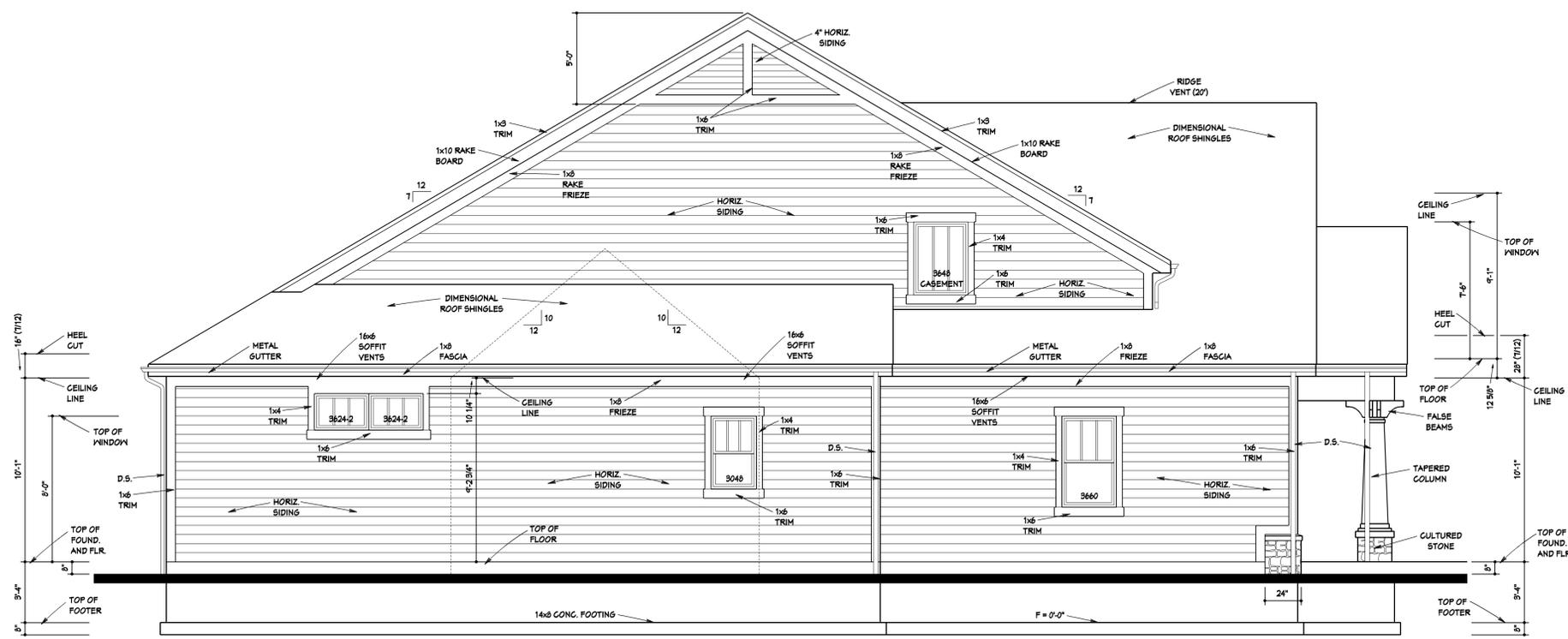


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PRELIMINARY
BIDDING
CONSTRUCTION

BOB WEBB
Barrington
11309 Smoke Tree
Lot 620 Canby Ct.
Model - Slab

Job No.	Sheet No.
2018-107	5-C



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

No.	DATE	BY	REVISIONS

SCALE 1/4" = 1'-0"	
DRN.	LF 03.25.2018
CHK.	LF 03.25.2018
PLOT	LF 03.25.2018

LEF Architects, LLC
Left Side Elevation

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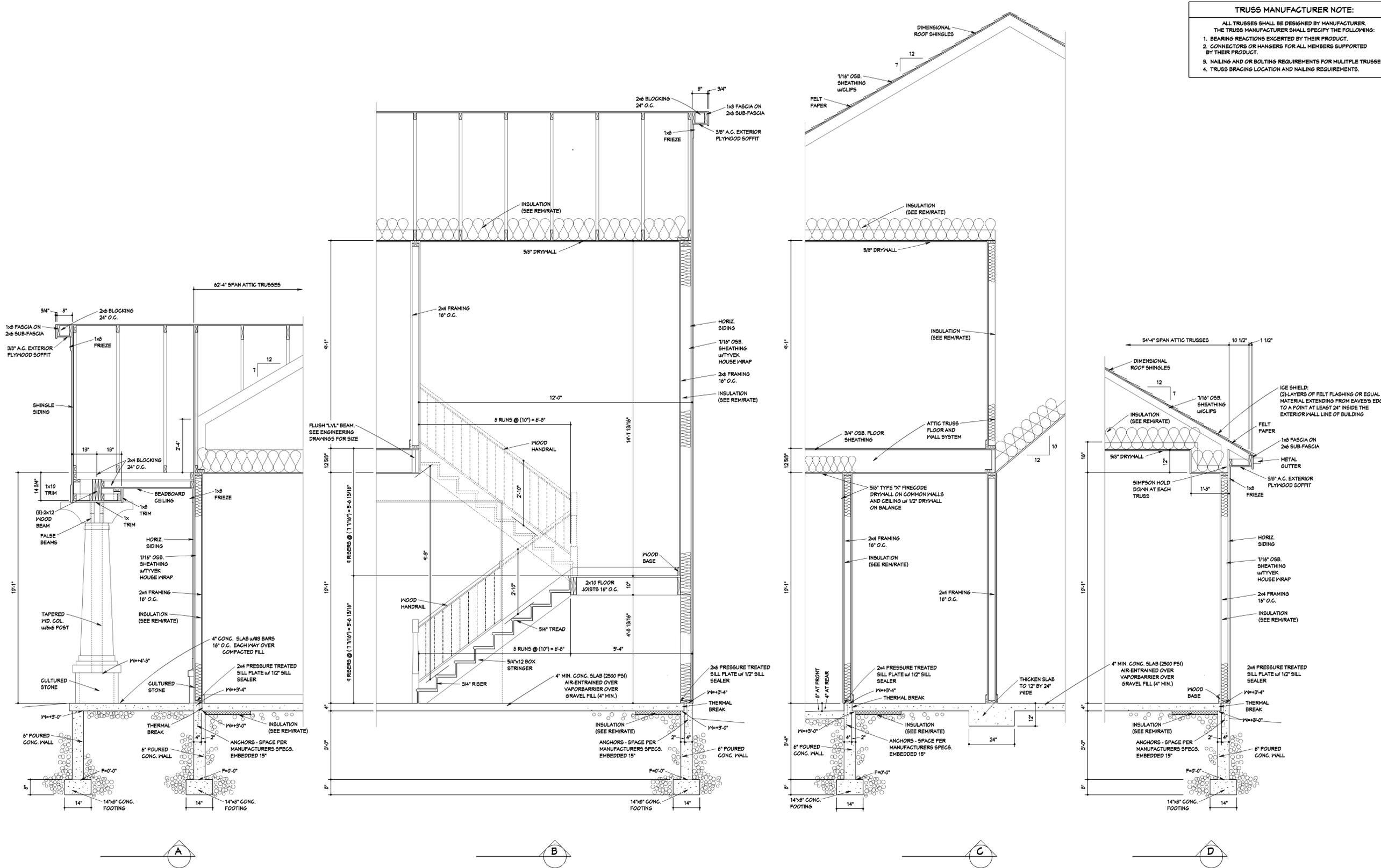


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PRELIMINARY
BIDDING
CONSTRUCTION

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11309 Smoke Tree
Lot 620 Canby Ct.
Model - Slab

Job No.	Sheet No.
2018-107	5-D



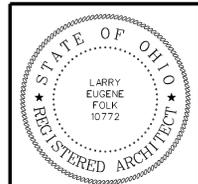
TRUSS MANUFACTURER NOTE:
 ALL TRUSSES SHALL BE DESIGNED BY MANUFACTURER. THE TRUSS MANUFACTURER SHALL SPECIFY THE FOLLOWING:
 1. BEARING REACTIONS EXERCISED BY THEIR PRODUCT.
 2. CONNECTORS OR HANGERS FOR ALL MEMBERS SUPPORTED BY THEIR PRODUCT.
 3. NAILING AND OR BOLTING REQUIREMENTS FOR MULTIPLE TRUSSES.
 4. TRUSS BRACING LOCATION AND NAILING REQUIREMENTS.

No.	DATE	BY	REVISIONS		
SCALE: 1/2" = 1'-0"					
DRN.	LF	03-25-2018	CHK	LF	03-25-2018
PLOT	LF		PLOT	LF	
PLOT	LF		PLOT	LF	
PLOT	LF		PLOT	LF	

LEF Architects, LLC
 Stair and Wall Sections

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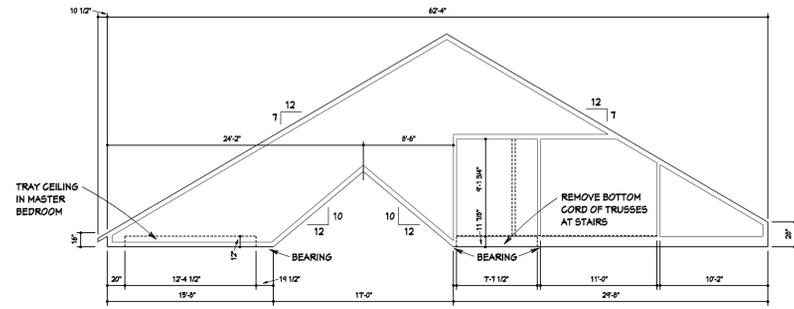


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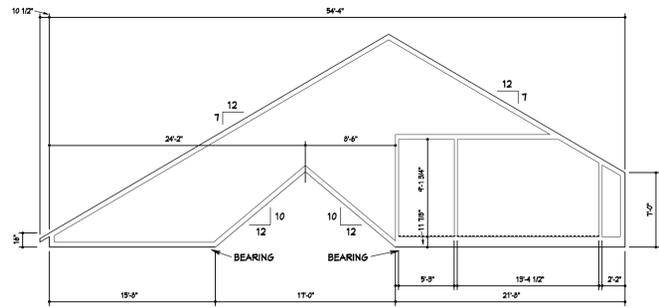
PRELIMINARY BIDDING CONSTRUCTION

BOB WEBB
 Barrington
 11309 Smoke Tree
 Lot 620 Canby Ct.
 Model - Slab

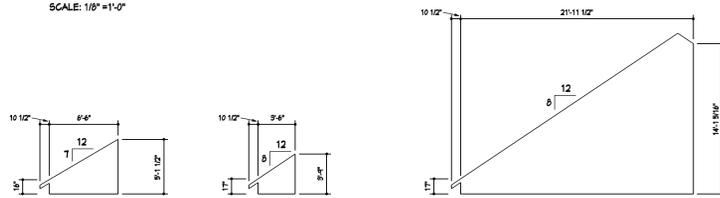
Job No. 2018-107 Sheet No. 6



TRUSS T-1
SCALE: 1/8" = 1'-0"



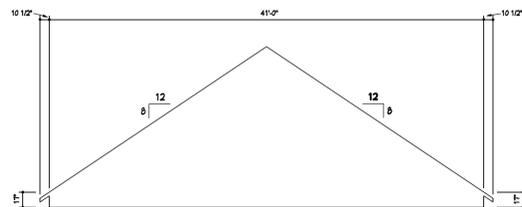
TRUSS T-2
SCALE: 1/8" = 1'-0"



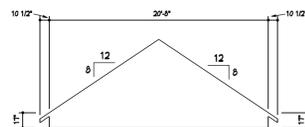
TRUSS T-3
SCALE: 1/8" = 1'-0"

TRUSS T-4
SCALE: 1/8" = 1'-0"

TRUSS T-5
SCALE: 1/8" = 1'-0"

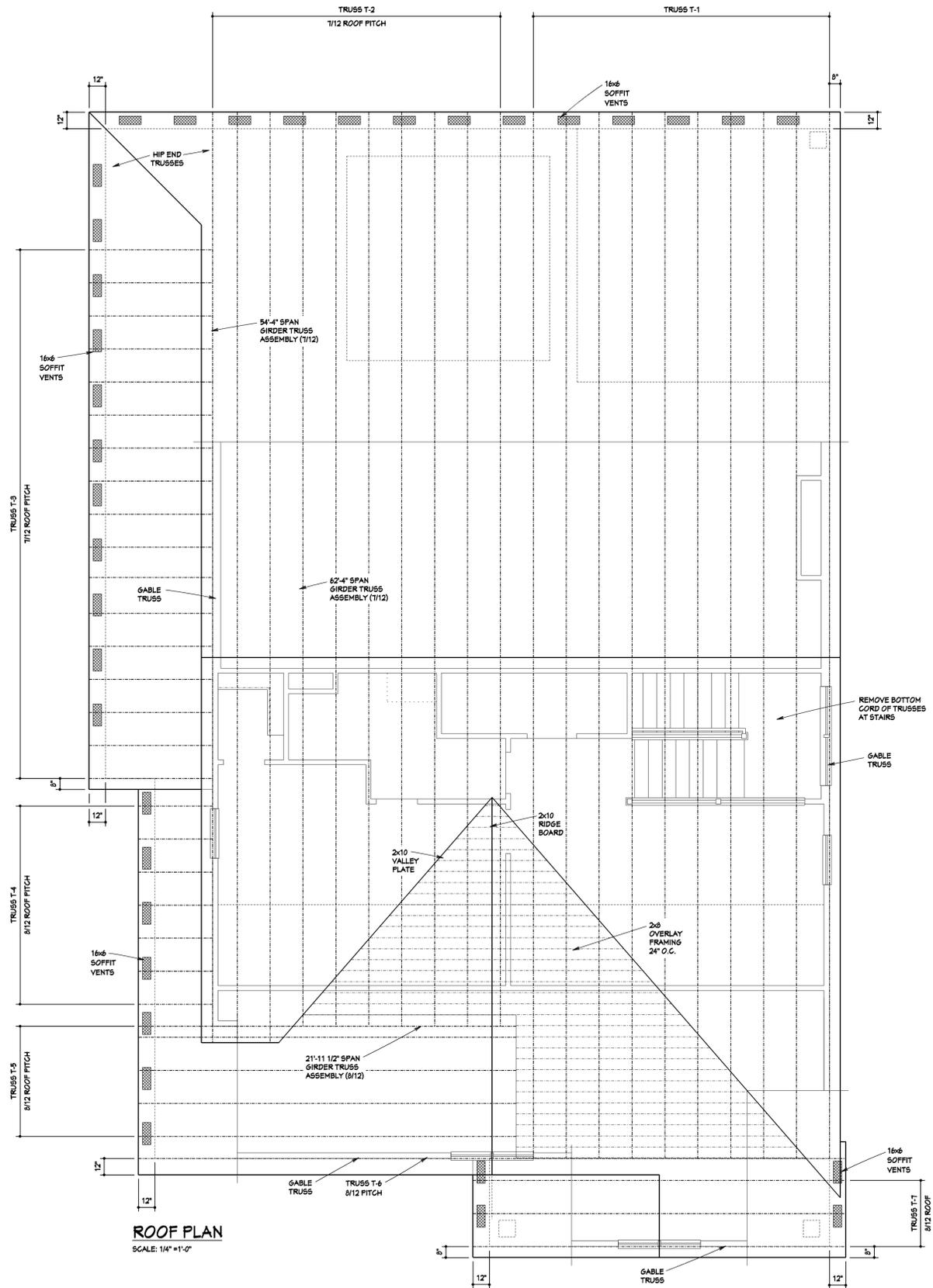


TRUSS T-6
SCALE: 1/8" = 1'-0"



TRUSS T-7
SCALE: 1/8" = 1'-0"

TRUSS MANUFACTURER NOTE:
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2. CONNECTORS OR HANGERS FOR ALL MEMBERS SUPPORTED BY THEIR PRODUCT.
3. NAILING AND OR BOLTING REQUIREMENTS FOR MULTIPLE TRUSSES.
4. TRUSS BRACING LOCATION AND NAILING REQUIREMENTS.



ROOF PLAN
SCALE: 1/4" = 1'-0"

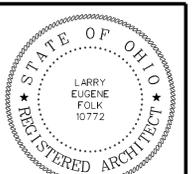
No.	DATE	BY	REVISIONS

SCALE	SHOWN	DRN.	LF	CHK.	LF	PLOT	LF	PLOT	LF	PLOT	LF
			03.25.2018				03.25.2018				

LEF Architects, LLC
Roof Plan
Truss Details

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Expiration Date 12/31/2018

PRELIMINARY
BIDDING
CONSTRUCTION

BOB WEBB
Barrington
11309 Smoke Tree
Lot 620 Canby Ct.
Model - Slab

Job No.	Sheet No.
2018-107	F-4

GROUNDING ELECTRODE SYSTEM INSTALLATION

A) ROD, PIPE, AND PLATE ELECTRODES SHALL MEET THE REQUIREMENTS OF N.E.C. 250.53 (A)(3)

1) IF PRACTICABLE, ROD, PIPE & PLATE RELATED ELECTRODES SHALL BE EMBEDDED BELOW PERMANENT MOISTURE LEVEL. ROD, PIPE & PLATE ELECTRODES SHALL BE FREE FROM NON-CONDUCTIVE COATINGS SUCH AS PAINT OR ENAMEL.

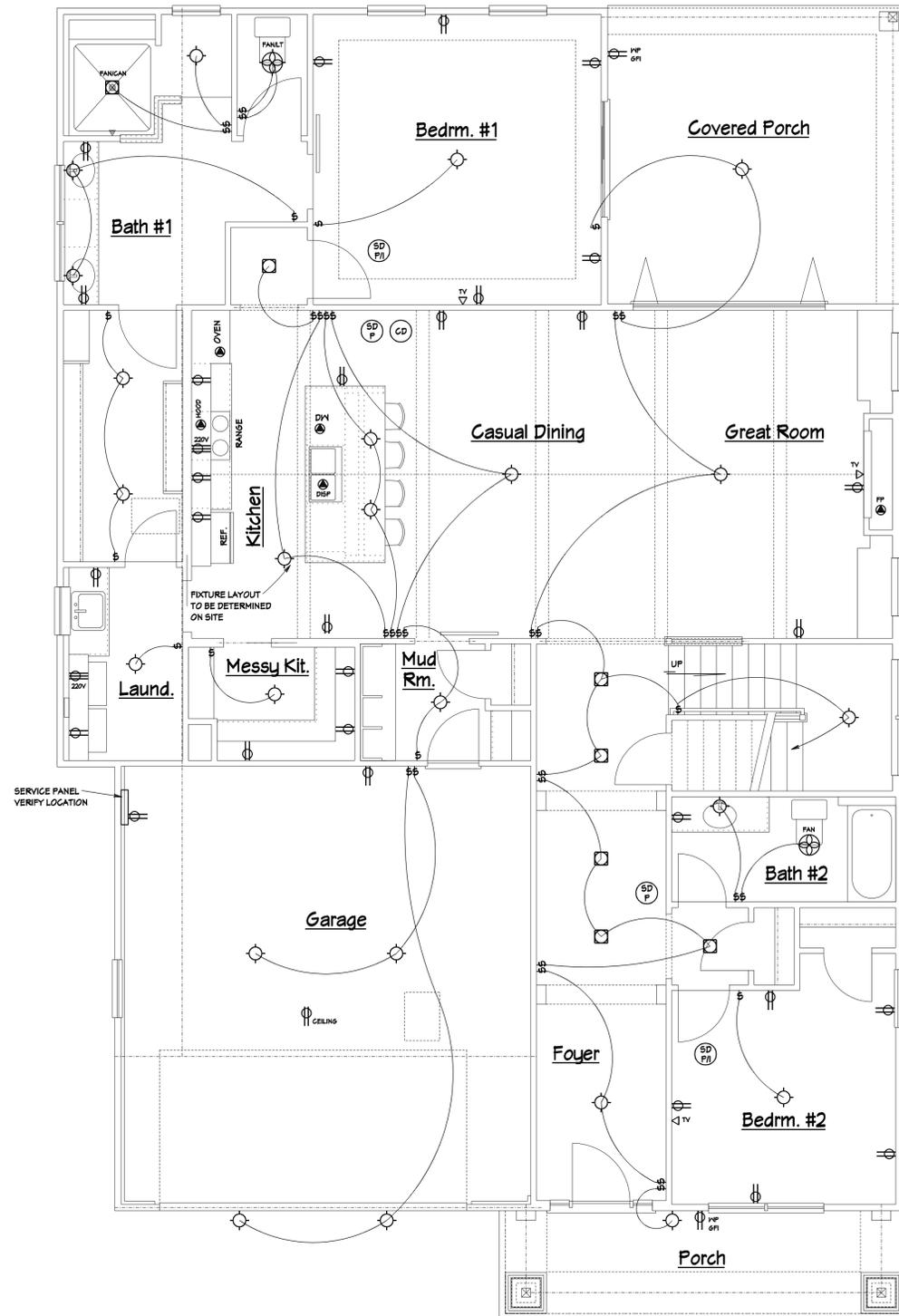
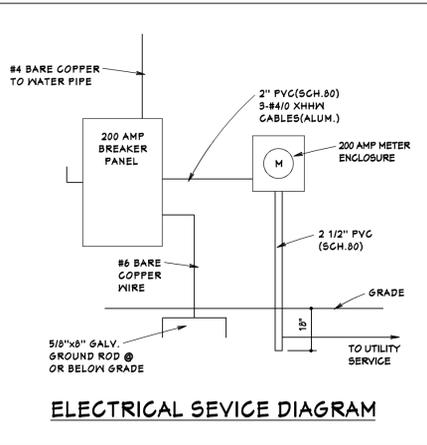
2) A SINGLE ROD, PIPE OR PLATE ELECTRODE SHALL BE SUPPLEMENTED BY AN ADDITIONAL ELECTRODE OF A TYPE SPECIFIED IN 250.52(A)(2) THROUGH (A)(6). THE SUPPLEMENTAL ELECTRODE SHALL BE PERMITTED TO BE BUNDED TO ONE OF THE FOLLOWING:

- 1) ROD, PIPE OR PLATE ELECTRODE
- 2) GROUNDING ELECTRODE CONDUCTOR
- 3) GROUNDED SERVICE ENTRANCE CONDUCTOR
- 4) NONFLEXIBLE GROUNDED SERVICE RACEWAY
- 5) ANY GROUNDED SERVICE ENCLOSURE

3) IF MULTIPLE ROD, PIPE OR PLATE ELECTRODES ARE INSTALLED TO MEET THE REQUIREMENTS OF THIS SECTION, THEY SHALL NOT BE LESS THAN 6' APART.

B) WHERE MORE THAN ONE OF THE ELECTRODES OF THE TYPE SPECIFIED IN 250.52(A)(5) OR (A)(7) ARE USED, EACH ELECTRODE OF ONE OF GROUNDING SYSTEM (INCLUDING THAT USED FOR STRIKE TERMINATION DEVICES) SHALL NOT BE LESS THAN 6' FROM ANY OTHER ELECTRODE OF ANY OTHER GROUNDING SYSTEM. TWO OR MORE GROUNDING ELECTRODES THAT ARE BONDED TOGETHER SHALL BE CONSIDERED A SINGLE ELECTRODE GROUNDING SYSTEM.

C) THE BONDING JUMPER(S) USED TO CONNECT THE GROUNDING ELECTRODES TOGETHER TO FROM THE GROUNDING ELECTRODE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH 250.66 AND SHALL BE CONNECTED IN THE MANNER SPECIFIED IN 250.70.



ELECTRICAL NOTES

- 1) ALL ELECTRICAL WIRING TO BE INSTALLED PER N.E.C. 2014
- 2) ELECTRICAL SERVICE LOAD SHALL BE CALCULATED PER N.E.C. ARTICLE 220
- 3) GENERAL USE OUTLETS SHALL BE INSTALLED PER N.E.C. 210.52
- 4) THERE SHALL BE AT LEAST (2)-20 AMP SMALL APPLIANCE CIRCUITS TO FEED ALL WALL AND FLOOR OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SMALLER AREAS.
- 5) OUTLETS INSTALLED ALONG KITCHEN SPACES, ISLANDS & PENINSULAS SHALL BE SPACED PER N.E.C. 210.52 G(1), (2) AND (3)
- 6) THERE SHALL BE AT LEAST (1)-20 AMP CIRCUIT TO SUPPLY BATHROOM RECEPTACLE OUTLETS PER N.E.C. 210.10 G(3)
- 7) THERE SHALL BE AT LEAST (1)-20 AMP CIRCUIT TO SUPPLY THE LAUNDRY ROOM PER N.E.C. 210.10 G(2) AND 210.52 F
- 8) ALL RECEPTACLE OUTLETS IN UNFINISHED BASEMENTS, GARAGES AND ON THE EXTERIOR OF THE HOUSE SHALL BE GFCI PROTECTED PER N.E.C. 210.8
- 9) ALL 120 VOLT 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN: FAMILY RM, DINING RM, LIVING RM, PARLOR, LIBRARY, DEN, BEDROOMS, SUN ROOM, REC ROOM, CLOSET, HALLWAY OR SMALLER ROOMS SHALL BE ARC-FAULT PROTECTED PER N.E.C. 210.12 B
- 10) ALL CEILING AND WALL MOUNT LIGHT BOXES WILL BE RATED TO HOLD AT LEAST 50 POUNDS PER N.E.C. 314.21 A
- 11) ALL 15 AND 20 AMP VOLT RECEPTACLE OUTLETS REQUIRED BY N.E.C. 210.52 SHALL BE LISTED AS TAMPER RESISTANT
- 12) ALL STANDARD NON-LOCKING RECEPTACLE OUTLETS MOUNTED IN DAMP OR WET LOCATIONS SHALL HAVE AN IN-USE TYPE COVER AND SHALL BE LISTED AS WEATHER RESISTANT
- 13) LIGHTING SHALL BE PROVIDED TO ADEQUATELY LIGHT EACH STAIRWAY PER OBC WITH CONTROL SWITCHES @ THE TOP AND BOTTOM OF EACH STAIRWAY CONSISTING OF (6) TREADS OR MORE
- 14) 120 VOLT INTERCONNECTED SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR AND EACH BEDROOM AND OUTSIDE EACH BEDROOM WITHIN 15 FEET OF THE BEDROOM DOOR

ALL OUTLETS & SWITCHES ARE ARC FAULT PROTECTED

ALL KITCHEN-BATH-GARAGE-LAUNDRY RM. AND EXTERIOR OUTLETS ARE GFCI PROTECTED

FINAL FIXTURE LAYOUT, QUANTITY AND TYPE TO BE DETERMINED ON SITE WITH THE BUYER AND ELECTRICAL CONTRACTOR

ELECTRICAL LEGEND

- RECESSED CAN LIGHT
- ◇ CEILING FIXTURE
- ⊕ CEILING EXHAUST FAN
- ⊕ CEILING EXHAUST FAN w/LIGHT
- ⊕ CEILING FAN w/LIGHT
- ⊕ SMOKE DETECTOR PHOTOELECTRIC/IONIZATION
- ⊕ SMOKE DETECTOR PHOTOELECTRIC
- ⊕ CARBON MONOXIDE DETECTOR

No.	DATE	BY	REVISIONS

SCALE	1/4" = 1'-0"
DRN.	LF 03-25-2018
CHK.	LF 03-25-2018
PLOT	LF 03-25-2018

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First Floor Electric Plan

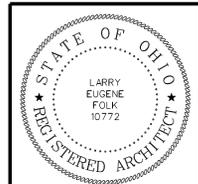
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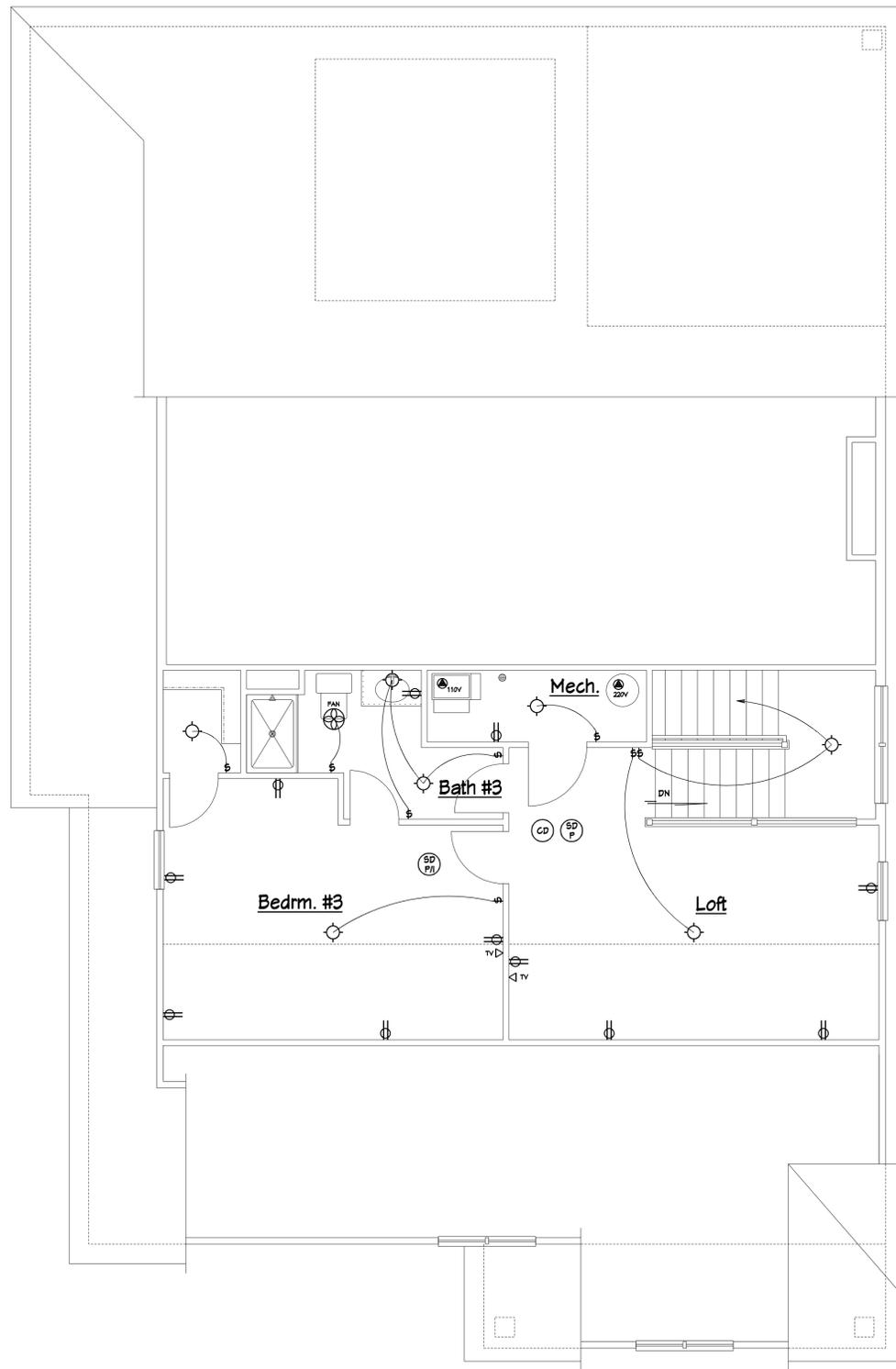


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Expiration Date 12/31/2018

PRELIMINARY BIDDING CONSTRUCTION

BOB WEBB
Barrington
11309 Smoke Tree
Lot 620 Canby Ct.
Model - Slab

Job No.	Sheet No.
2018-107	E-3



ELECTRICAL NOTES

- 1) ALL ELECTRICAL WIRING TO BE INSTALLED PER N.E.C. 2014
- 2) ELECTRICAL SERVICE LOAD SHALL BE CALCULATED PER N.E.C. ARTICLE 220
- 3) GENERAL USE OUTLETS SHALL BE INSTALLED PER N.E.C. 210.52
- 4) THERE SHALL BE AT LEAST (2)-20 AMP SMALL APPLIANCE CIRCUITS TO FEED ALL WALL AND FLOOR OUTLETS IN THE KITCHEN, PANTRY, BREAKFAST ROOM, DINING ROOM OR SMALLER AREAS.
- 5) OUTLETS INSTALLED ALONG KITCHEN SPACES, ISLANDS & PENINSULAS SHALL BE SPACED PER N.E.C 210.52 G(1), (2) AND (3)
- 6) THERE SHALL BE AT LEAST (1)-20 AMP CIRCUIT TO SUPPLY BATHROOM RECEPTACLE OUTLETS PER N.E.C. 210.10 G(3)
- 7) THERE SHALL BE AT LEAST (1)-20 AMP CIRCUIT TO SUPPLY THE LAUNDRY ROOM PER N.E.C. 210.10 G(2) AND 210.52 F
- 8) ALL RECEPTACLE OUTLETS IN UNFINISHED BASEMENTS, GARAGES AND ON THE EXTERIOR OF THE HOUSE SHALL BE GFCI PROTECTED PER N.E.C. 210.8
- 9) ALL 120 VOLT 15 AND 20 AMP BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN: FAMILY RM, DINING RM, LIVING RM, PARLOR, LIBRARY, DEN, BEDROOMS, SUN ROOM, REC ROOM, CLOSET, HALLWAY OR SMALLER ROOMS SHALL BE ARC-FAULT PROTECTED PER N.E.C. 210.12 B
- 10) ALL CEILING AND WALL MOUNT LIGHT BOXES WILL BE RATED TO HOLD AT LEAST 50 POUNDS PER N.E.C. 314.21 A
- 11) ALL 15 AND 20 AMP VOLT RECEPTACLE OUTLETS REQUIRED IN DAMP OR WET LOCATIONS SHALL HAVE AN IN-USE TYPE COVER AND SHALL BE LISTED AS TAMPER RESISTANT
- 12) ALL STANDARD NON-LOCKING RECEPTACLE OUTLETS MOUNTED IN DAMP OR WET LOCATIONS SHALL HAVE AN IN-USE TYPE COVER AND SHALL BE LISTED WEATHER RESISTANT
- 13) LIGHTING SHALL BE PROVIDED TO ADEQUATELY LIGHT EACH STAIRWAY PER OBCB WITH CONTROL SWITCHES @ THE TOP AND BOTTOM OF EACH STAIRWAY CONSISTING OF (6) TREADS OR MORE
- 14) 120 VOLT INTERCONNECTED SMOKE DETECTORS SHALL BE INSTALLED ON EACH FLOOR AND EACH BEDROOM AND OUTSIDE EACH BEDROOM WITHIN 15 FEET OF THE BEDROOM DOOR

ALL OUTLETS & SWITCHES ARE ARC FAULT PROTECTED

ALL KITCHEN-BATH-GARAGE-LAUNDRY RM. AND EXTERIOR OUTLETS ARE GFCI PROTECTED

FINAL FIXTURE LAYOUT, QUANTITY AND TYPE TO BE DETERMINED ON SITE WITH THE BUYER AND ELECTRICAL CONTRACTOR

ELECTRICAL LEGEND

- RECESSED CAN LIGHT
- CEILING FIXTURE
- ⊕ CEILING EXHAUST FAN
- ⊖ CEILING EXHAUST FAN w/LIGHT
- ⊗ CEILING FAN w/LIGHT
- Ⓢ SMOKE DETECTOR PHOTOELECTRIFICATION
- Ⓡ SMOKE DETECTOR PHOTOELECTRIC
- Ⓢ SMOKE DETECTOR PHOTOELECTRIC
- Ⓢ CARBON MONOXIDE DETECTOR

No.	DATE	BY	REVISIONS

SCALE 1/4" = 1'-0"		DRN. LF 03-25-2018		CHK. LF 03-25-2018		PLOT LF 03-25-2018	

LEF Architects, LLC

Second Floor Electric Plan

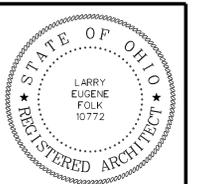
LEF Architects, LLC
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"Fine Architecture ... by Design"

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Larry Folk - License #10772
Expiration Date 12/31/2018

PRELIMINARY
BIDDING
CONSTRUCTION

BOB WEBB
Barrington
11309 Smoke Tree
Lot 620 Canby Ct.
Model - Slab

Job No.	Sheet No.
2018-107	E-4